



Engineers, Surveyors, Planners, Scientists

August 29, 2019

Ms. Mary Jo Gollnitz, CZO
Senior Planner/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

**Subject: Hendrick Matthews Properties
Grading Site Plan**

Dear Ms. Gollnitz,

Hendrick Automotive Group is submitting this site plan in order to perform grading activities on the properties south of Interstate 485, West of Independence Boulevard, and East of Campus Ridge Drive, in Matthews, NC. The specific activities are focused on approximately 28 acres of land immediately adjacent to Matthews-Indian Trail Road as indicated on the provided exhibit.

The grading is being performed in order to place fill from a separate development on Independence Boulevard and to make these two sites more developable for future construction. It is not the intent of this submission to move forward with any master planned dealerships as part of the previously approved zoning plan. We have worked with staff in order to design around and keep the bulk of the perimeter trees with this specific grading operation and will be implementing measures to ensure these trees as well as the stream and natural wetland areas are preserved with this development.

Please let us know if you have any additional questions.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jeff Mangas
Senior Project Manager
Associate

*Admin Amendment
Soil Stockpile*

Board of Commissioners

APPROVED


9/23/2019

Lori Canapino, Town Clerk




- LEGEND**
- Hendrick Property Limits
 - Grading Setback
 - Pit Area
 - Sediment Basin
 - Existing Stream/Drain
 - Existing Wetland
 - 100' Post-Construction Buffer
 - 50' Post-Construction Buffer
 - Temporary Diversion Ditch

REVISIONS	
DATE	DESCRIPTION



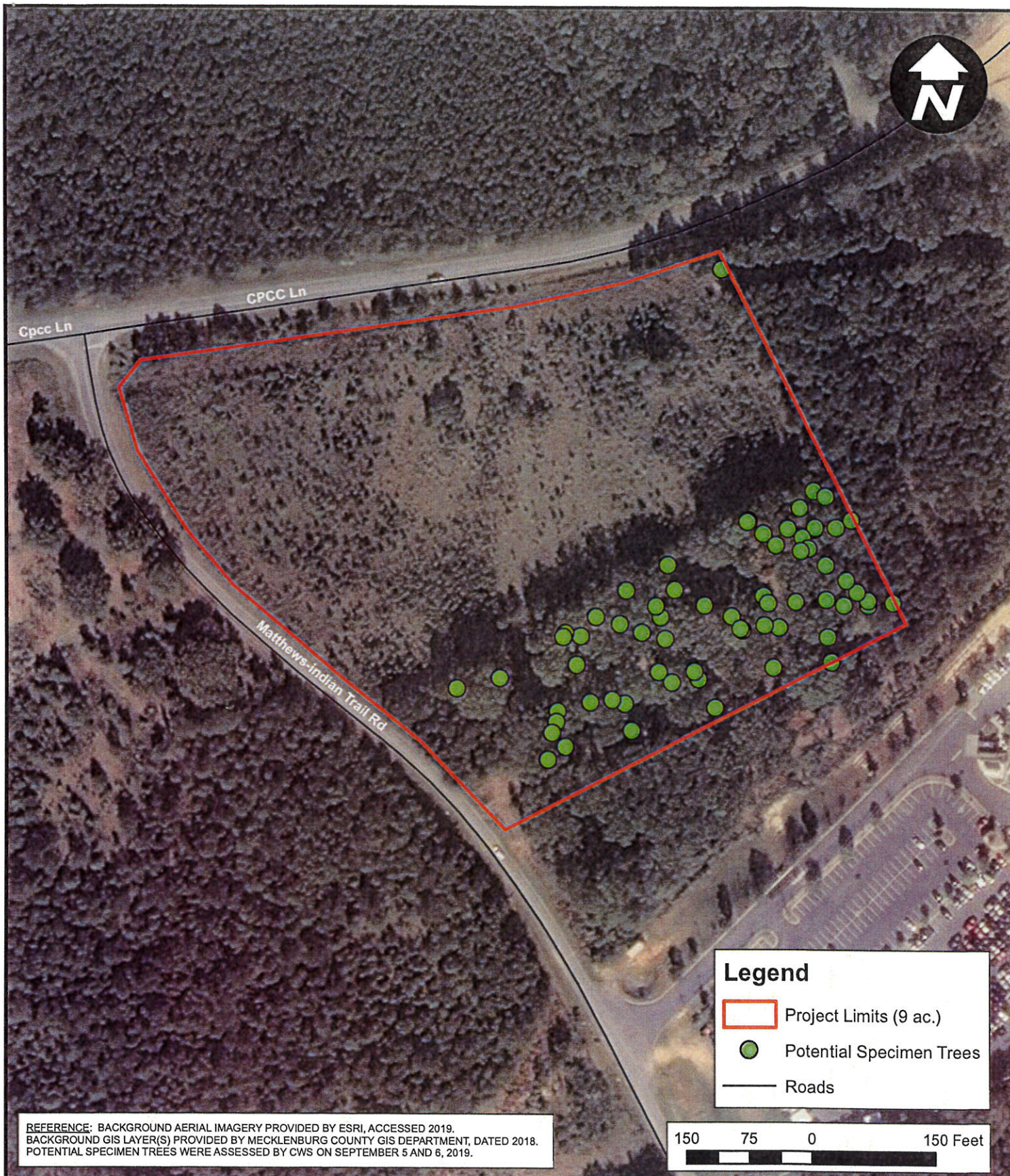
Hendrick
AUTOMOTIVE GROUP

TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
MASS GRADING PLAN
HENDRICK MATTHEWS
SITE MAP EXHIBIT



EMHT
Engineering, Mapping, and Technology
10000 Matthews Road, Suite 200
Matthews, NC 28105
Phone: 771.222.2222
Email: info@emht.com

DATE	SEPTEMBER 2019
SCALE	1" = 200'
JOB NO.	20190815
SHEET	1/1



SCALE: 1 inch = 150 feet	DATE: 9/18/2019	 CAROLINA WETLAND SERVICES	DRAFT - Tree Survey Map	FIGURE NO. 1 of 1
CWS PROJECT NO: 2019-0335	DRAWN BY: AVH		HAG Matthews Properties Mecklenburg County Matthews, North Carolina	
COORDINATES: 35.101651, -80.685914	CHECKED BY: CAG			

Tree No	Scientific Name	Common Name	DBH	Notes	Specimen Tree
8	Quercus phellos	Willow oak	19	Co-dominant stems, 2nd stem DBH 17", decay, physical damage	No
9	Quercus alba	White oak	20	Decay, Co-dominant stems above 5 feet	No
10	Quercus alba	White oak	18	Dieback	No
11	Quercus falcata	Southern red oak	23	Dieback	No
12	Quercus alba	White oak	31	Dieback	Yes
13	Quercus alba	White oak	22	Good condition	Yes
14	Carya tomentosa	Mockernut hickory	12	Good condition	Yes
15	Carya tomentosa	Mockernut hickory	14	Good condition	Yes
16	Carya tomentosa	Mockernut hickory	12	Good condition	Yes
17	Carya tomentosa	Mockernut hickory	12	Good condition	Yes
18	Quercus alba	White oak	17	Good condition	Yes
19	Cornus florida	Flowering dogwood	5	Attractive flowering tree, in good condition	Yes
20	Quercus alba	White oak	13	Good condition	Yes
21	Quercus falcata	Southern red oak	17	Slightly crooked, otherwise in good condition	Yes
22	Quercus marilandica	Blackjack oak	12	Crooked, otherwise in good condition	No
23	Carya glabra	Pignut hickory	14	Co-dominant stem, DBH 12"	Yes
24	Carya tomentosa	Mockernut hickory	12	Good condition	Yes
25	Carya tomentosa	Mockernut hickory	16	Good condition	Yes
26	Carya tomentosa	Mockernut hickory	14	Good condition	Yes
27	Quercus alba	White oak	12	Good condition	Yes
28	Quercus falcata	Southern red oak	32	Good condition	Yes
29	Quercus alba	White oak	25	Good condition	Yes
30	Quercus alba	White oak	37	Good condition	Yes
31	Quercus falcata	Southern red oak	14	Good condition	Yes
32	Quercus falcata	Southern red oak	29	Good condition	Yes
33	Carya tomentosa	Mockernut hickory	16	Good condition	No
34	Carya glabra	Pignut hickory	16	Codominant stems. Second stem DBH 12"	Yes
35	Quercus stellata	Post oak	16	Physical damage at base due to hunting stand, otherwise in good condition	Yes
36	Quercus stellata	Post oak	22	Good condition	Yes
37	Quercus falcata	Southern red oak	24	Good condition	Yes
38	Quercus alba	White oak	22	Good condition	No
39	Quercus phellos	Willow oak	12	Dieback	Yes
40	Quercus phellos	Willow oak	24	Physical damage at base due to hunting stand, otherwise in good condition	Yes
41	Quercus alba	White oak	29	Good condition	Yes
42	Quercus stellata	Post oak	17	Good condition	Yes
43	Quercus stellata	Post oak	18	Good condition	Yes
44	Quercus falcata	Southern red oak	21	Good condition	Yes
45	Quercus phellos	Willow oak	30	Good condition	Yes
46	Quercus phellos	Willow oak	13	Good condition	Yes
47	Quercus alba	White oak	25	Vines, otherwise in good condition	No
48	Quercus phellos	Willow oak	16	Canopy dieback	Yes
49	Quercus phellos	Willow oak	18	Vines, otherwise in good condition	Yes

50	Quercus phellos	Willow oak	22	Dieback	No
51	Quercus phellos	Willow oak	26	Ants, decay at bottom	No
52	Quercus alba	White oak	24	Good condition	Yes
53	Quercus falcata	Southern red oak	19	Good condition	Yes
54	Quercus stellata	Post oak	19	Good condition	Yes
55	Quercus phellos	Willow oak	25	Mild decay lower portion, otherwise in good condition	No
56	Quercus phellos	Willow oak	24	Good condition	Yes
57	Quercus stellata	Post oak	20	Half canopy cut /dieback /vines	No
58	Quercus phellos	Willow oak	19	Canopy dieback	No
59	Quercus phellos	Willow oak	18	Good condition	Yes
60	Quercus phellos	Willow oak	27	Good condition	Yes
61	Quercus stellata	Post oak	19	Dieback	No
62	Quercus phellos	Willow oak	13	Dieback	No
63	Quercus phellos	Willow oak	18	Ants and fungi	No
64	Quercus stellata	Post oak	19	Vines, otherwise in good condition	Yes
65	Quercus phellos	Willow oak	28	Mild decay lower portion, otherwise in good condition	Yes
66	Quercus phellos	Willow oak	28	Good condition	Yes
67	Quercus phellos	Willow oak	38	Mild decay /vines, otherwise in good condition	Yes
68	Quercus phellos	Willow oak	35	Good condition	Yes
69	Diospyros virginiana	Persimmon	12	Severe dieback	No
70	Quercus phellos	Willow oak	45	Vines, otherwise in good condition	Yes
71	Quercus phellos	Willow oak	22	Mild decay lower portion, otherwise in good condition	Yes
185	Pinus echinata	Shortleaf pine	19	Vines, otherwise in good condition	Yes